



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-35552** APN: 138-28-401-019

Name of Property Owner: Silver Sky Two LP

Name of Applicant: Nevada H.A.N.D., Inc.

Name of Representative: Nevada H.A.N.D., Inc.

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes

☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: N/A

Partner(s): _____

APN: _____

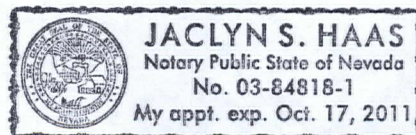
Signature of Property Owner: Michael Mullin

Print Name: Michael Mullin

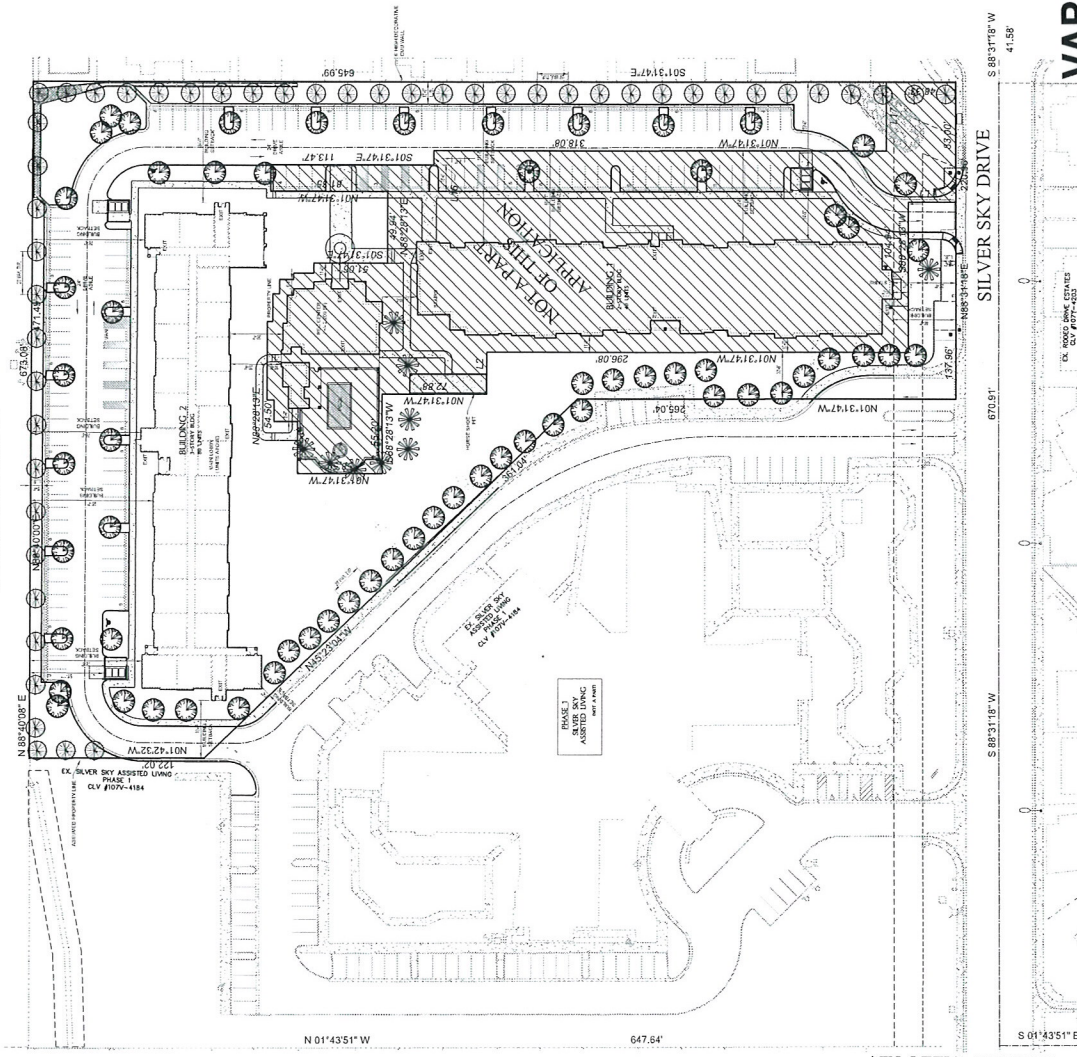
Subscribed and sworn before me

This 10th day of August, 2009

Jaclyn S. Haas
Notary Public in and for said County and State



SUMMERLIN PKWY.



SITE INFORMATION

LOCATION
North of Silver Sky and East of Roland Wiley
APN #138-28-401-019

PARCEL
R-3 - Medium Density Residential

CURRENT ZONING
R-3 - Medium Density Residential

PARCEL AREA (approx. to be verified)
Westcliff Pines:
± 1.57 Acres
± 3.15 Acres
± 4.72 Acres

APPROVED ZONING ACTIONS

ZON-32514
Modified the zoning from U to R-3

VAR-33012
Reduced the required residential adjacency setback from 136'-0" to 79'-0" along the east property line

UNIT COUNT

Building 1 - 3 story

One Bedroom Units: 80 units
Total # of Units: 80 units

DENSITY
Density: ±25.39 DU / Acre

PARKING REQUIRED
75 per unit x 80 units: 60

Total Parking Required: 60

Handicapped Parking Required (2%): 3

PARKING PROVIDED

Total Parking Provided: 103

Handicapped Parking Provided: 4

Scale: 1" = 40'

North

VAR-35555 SDR-35552
REVISED 09/24/09 PC

Project No. 909002 July 7, 2009

Conceptual Site & Landscape Plan

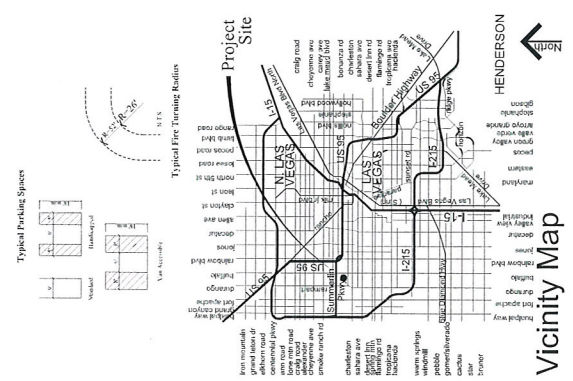
Westcliff Heights

Las Vegas, Nevada

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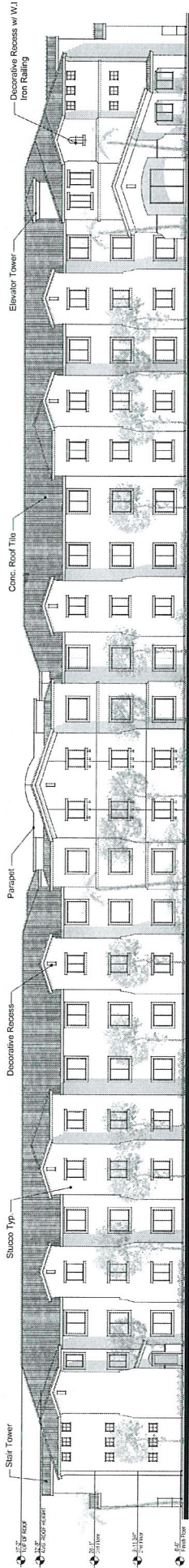
AUG 26 2009

Nevada H.A.N.D.

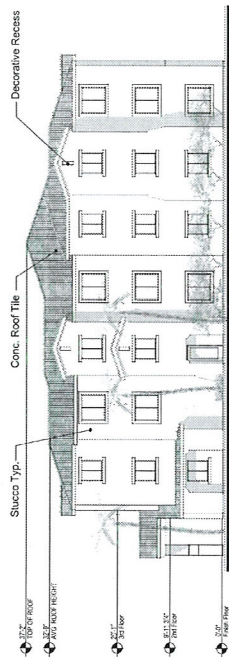


TREE / PLANT SCHEDULE		
SYM	SIZE	NAME
TREES	24" Box	FAN-TEX / ASH
	Varies	MONDEL PINE
	24" Box	DATE PALM
	24" Box	MEXICAN FAN PALM
SHRUBS	Varies	CHILEAN MESQUITE
	Varies	DESERT BROOM
	5 gal	SILVERY CASSIA
	5 gal	GREEN TEXAS RANGER
GROUND COVER	Varies	PINKY LADY
	Varies	INDIAN HAWTHORN
	Varies	SIERRA LINDA SAGE
	Varies	NOJAVE GOLD
GROUND COVER	1 gal	ROCK MALTCH
	1 gal	CREEPING CACIA

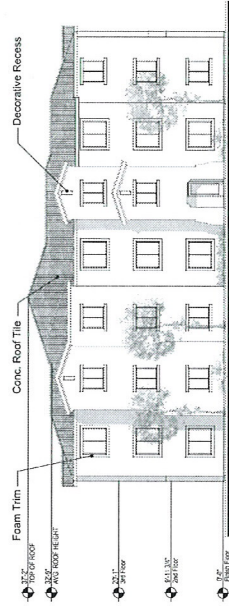
Design Modifications without notice. All Colors, Dimensions, Sizes and Architectural Features are Conceptual and subject to Change.



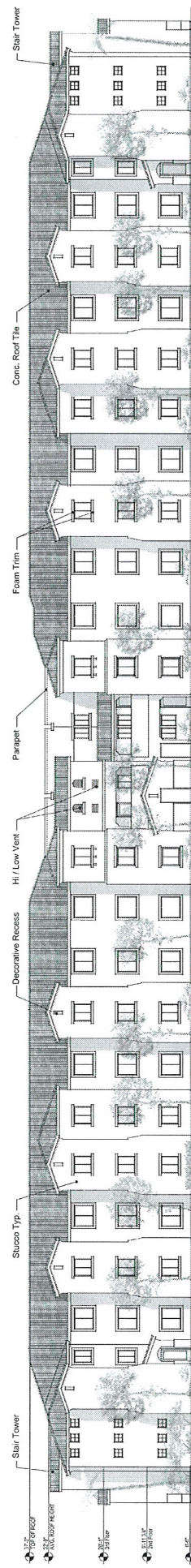
South Elevation



East Elevation



West Elevation



North Elevation

VAR-35555 SDR-35552
REVISED 09/24/09 PC

Conceptual Elevations

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Scale: 1/8" = 1'-0" Project No. 909003 August 14th, 2009

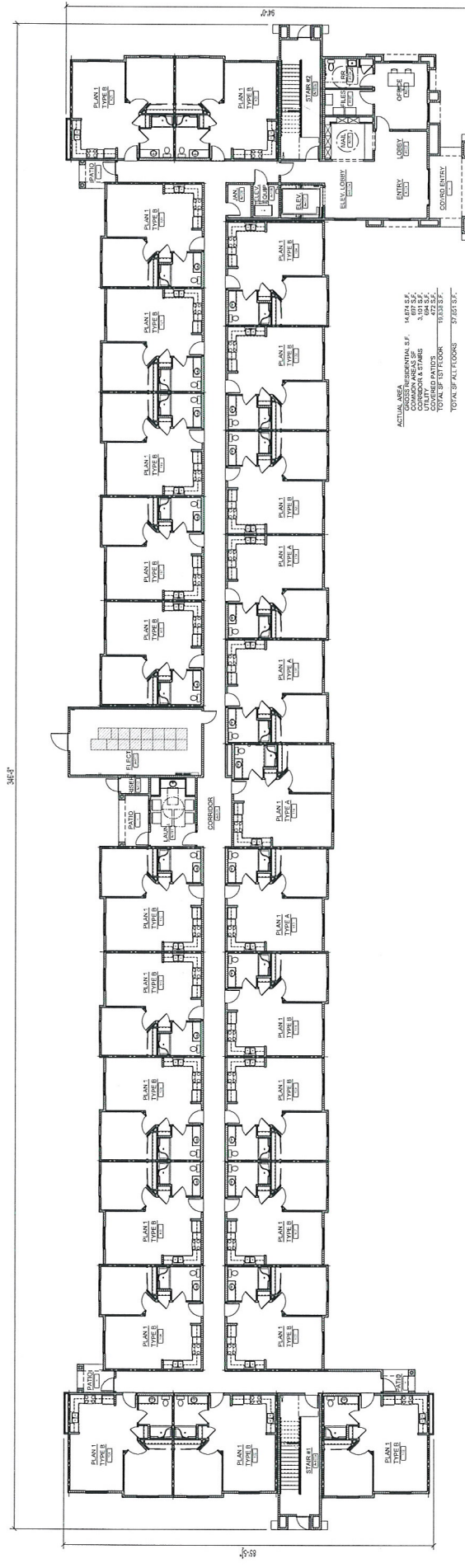


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Westcliff Heights
 Las Vegas, Nevada

Nevada H.A.N.D.



VAR-35555 SDR-35552
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Building Plan - 1st Floor

Westcliff Heights

Las Vegas, Nevada

Nevada H.A.N.D.

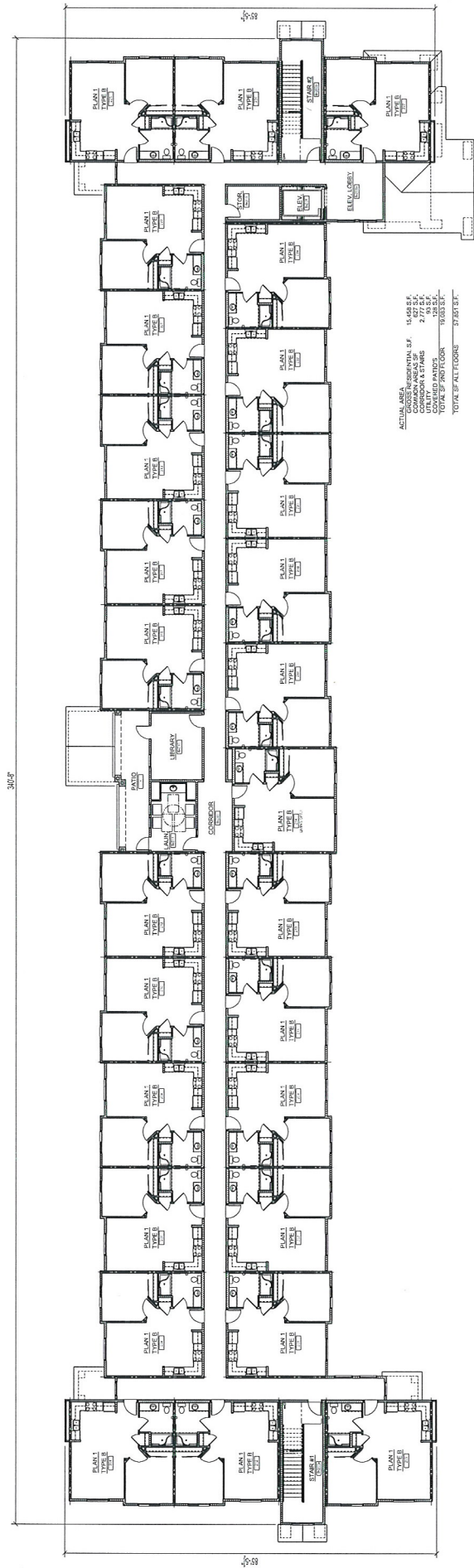
Scale 3/32" = 1'-0" Project No. 999003 August 14th, 2009

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VAR-35555 SDR-35552
REVISED 09/24/09 PC

Building Plan - 2nd Floor

Scale 3/32" = 1'-0" Project No. 999003 August 14th, 2009



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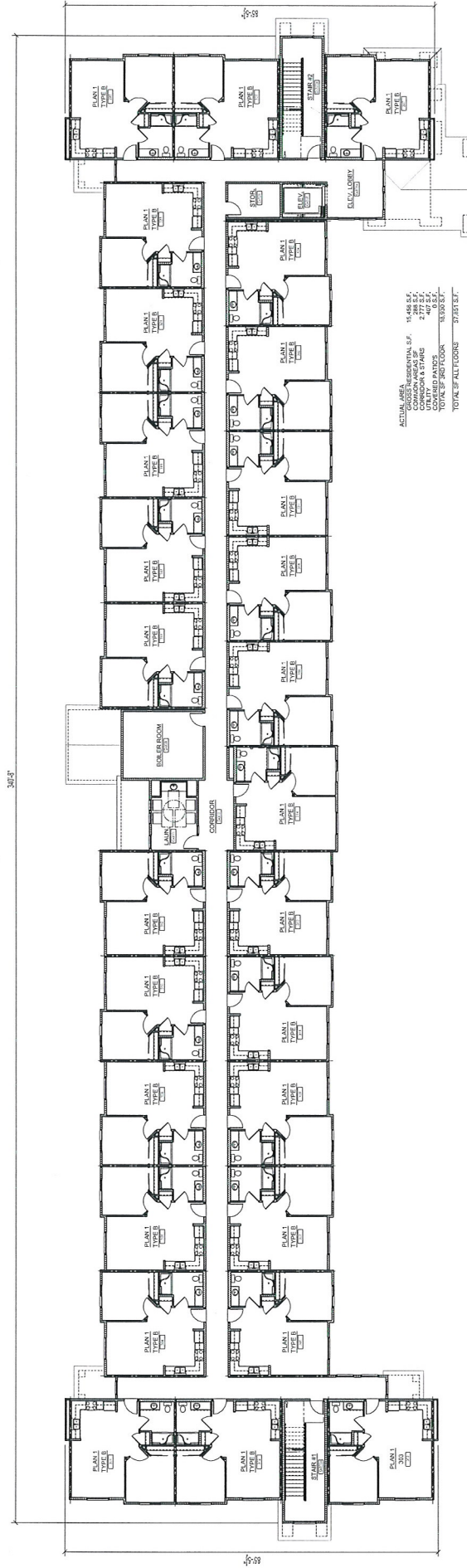
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Westcliff Heights

Las Vegas, Nevada

Nevada H.A.N.D.



VAR-35555 SDR-35552
REVISED 09/24/09 PC

Building Plan - 3rd Floor

Scale: 3/32" = 1'-0" Project No. 999003 August 14th, 2009

Westcliff Heights
 Las Vegas, Nevada

Nevada H.A.N.D.

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SDR 35552/35554				
Nevada H.A.N.D., INC.				
North side of Silver Sky Dr., East of Roland Wiley Dr.				
Proposed 120-unit senior citizen apartment development.				
Traffic produced by proposed development:				
Previous Approval	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SENIOR ADULT HOUSING-ATTACHED [OCC.DWELL]	120	3.48	418
AM Peak Hour			0.08	10
PM Peak Hour			0.11	13
(heaviest 60 minutes)				
New Proposal	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SENIOR ADULT HOUSING-ATTACHED [OCC.DWELL]	120	3.48	418
AM Peak Hour			0.08	10
PM Peak Hour			0.11	13
(heaviest 60 minutes)				
Net Change	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SENIOR ADULT HOUSING-ATTACHED [OCC.DWELL]	0	3.48	0
AM Peak Hour			0.08	0
PM Peak Hour			0.11	0
(heaviest 60 minutes)				
Existing traffic on all nearby streets: Count data unavailable for Silver Sky Dr.				
Westcliff Dr.				
Average Daily Traffic (ADT)	7,250			
PM Peak Hour	580			
(heaviest 60 minutes)				
Durango Dr.				
Average Daily Traffic (ADT)	32,616			
PM Peak Hour	2,609			
(heaviest 60 minutes)				
Cimarron Rd.				
Average Daily Traffic (ADT)	2,822			
PM Peak Hour	226			
(heaviest 60 minutes)				

Traffic Capacity of adjacent streets:				
	Existing Street Capacity			
Westcliff Dr.	32775			
Durango Dr.	51800			
Cimarron Rd.	17745			
This project will add approximately 418 trips per day on Westcliff Dr., Durango Dr., and Cimarron Rd. This will increase expected volumes by about 6 percent on Westcliff, by about 1 percent on Durango, and by about 15 percent on Cimarron. Currently Westcliff is at about 22 percent of capacity, Durango is at about 63 percent of capacity, and Cimarron is at about 16 percent of capacity. Count data was unavailable for Silver Sky Dr., but it is believed to under capacity				
Based on Peak Hour use, this development will add roughly 13 additional cars into the area; which works out to about 1 every 5 minutes.				
Note that this report assumes all traffic from this development uses all named streets.				